

COUNTY OF YORK

MEMORANDUM

DATE: July 7, 2005 (BOS Mtg. 7/19/05)

TO: Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Water Country USA Route 199-Limited Access Break

Busch Entertainment Corporation has requested County endorsement of a proposed relocation of the Route 199 entrance to Water Country USA. As Route 199 is a Limited Access highway, Busch Entertainment will have to have approval from the Commonwealth Transportation Board for the new entrance. In order to request this new limited access break in Route 199, Busch Entertainment must have the endorsement of the Board.

The proposed relocation will move the entrance 1,200 feet north of the current entrance (toward Cheatham Annex) and will allow an additional 3,000 feet of on-site parking staging. This additional staging area will significantly reduce back ups on Route 199 during the peak periods. The new entrance will require a 150 foot limited access break in the Route 199 Limited Access Right of Way, as well as site plan approval through VDOT and the County. Work along State Route 199 would include a 400-foot deceleration right turn lane into the park, a new median break and a 200 foot left turn lane from the south.

The proposed new entrance was included in plans that were submitted with Busch Entertainment's approved 1996 use permit application. The approved special use permit was for a multi-year expansion of Water Country USA. Therefore, County approval of this entrance relocation will be limited to endorsing the request to the Commonwealth Transportation Board and site plan review.

Another benefit of the proposed entrance relocation is the positive impact it will have on approximately 240 acres of undeveloped commercial property adjacent to Water Country USA. The current entrance to Water Country USA could be effectively utilized to access this property for a major commercial project. This property is currently on the market and the entrance relocation would greatly enhance the property's desirability.

The proposed relocation of the Water Country USA entrance will improve traffic safety conditions at the entrance to Water Country USA and will assist with the marketing and ultimate development of 240 acres of commercial property. As these are both positive outcomes for York County, I recommend your endorsement of Busch Entertainment Corporation's request for a limited access break in the Route 199 Limited Access Right of Way. Resolution R05-133 supporting this request is attached for your consideration.

Noel/3318/dbb
Attachment